GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD Department – Development of Scavengers Colony at Leela Mahal Road in Tirupathi Municipal Corporation under Public Private Partnership (PPP) Model through Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO) under PMAY-HFA (Urban) Government of India Scheme – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.MS.No. 32 **Dated: 16-01-2017**

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O R D E R:-

The Tirupati City with a population of about 2.7 lakhs (2011 Census) with an area of 27 sq.km is one of the fastest growing pilgrim city in Andhra Pradesh. It is a vibrant cultural and tourist city with people from all over the Country visiting the place for the famous lord Balaji temple in Tirumala. The city is also hub of education and health for the Rayalaseema region of the State. Tirupati has been selected as a Smart City under the National Smart Cities Mission of Government of India. About 30% of population of Tirupathi lives in slums. There are about 25,921 households and about 38 notified and 4 non-notified slums in the city occupying about 6.75 sq. km in aggregate. This is the object of the Government of India, and State Government that to provide Housing for All of its Citizen and also to make the Cities Slum free. This necessitates the Government to evolve various models for slum redevelopment in a manner that causes least disruption to the livelihood of existing slum dwellers, while at the same time reclaiming prime land for other development purposes.

2. Tirupati Municipal Corporation is selected as a Smart City under the Smart Cities Mission by Government of India. State Government intends to re-develop the Scavengers' Colony (2.34 acres) situated at Leela Mahal Road which is in the heart of Tirupati City, as a model redevelopment site through Public-Private Partnership (PPP) structure. The Project would qualify for a grant under PMAY-HFA (Urban) Guidelines. The Managing Director, APTIDCO, Vijayawada has submitted a proposal to the State Government for Redevelopment of Scavengers Colony at Leela Mahal through PPP Model. As part of this proposal, it will be taken up construction of 318 dwelling units for the existing dwellers in a part of the said site in lieu of development rights plus a premium (subject to the financial viability of the Project) for the rest of the land as per an approved Master Plan. The Project site would be divided into two parts, viz. Redevelopment Area and Balance Area. The existing slum dwellers will be rehabilitated in the Redevelopment Area with pucca houses and all associated facilities and amenities. The Balance Area will be developed by the Private Developer for recouping the development costs of the Redeveloped Area.

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3. Government, therefore, hereby accord permission to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO) order to take forward the proposal to develop the Scavengers' Colony on Leela Mahal Road in Tirupati on a PPP model to provide housing to the existing slum dwellers.

4. Accordingly, Government hereby appoint the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO) as a Nodal Agency for the Development of the Scavengers Colony at Leela Mahal Road in Tirupathi on a PPP Model to provide housing to the existing slum dwellers in terms provisions of PMAY-HFA (Urban) Scheme. The Managing Director, APTIDCO shall take all necessary steps to overcome all the legal constraints with due deliberations and collaboration of the concerned administrative departments concerned.

5. Government also appoint the Andhra Pradesh Urban Infrastructure Asset Management Limited, Vijayawada as the Project Development and Management Consultant and the Transaction Advisor to assist the Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO) in Project development, structuring, selection of Developer through transparent bidding process and also providing end to end support for the re-development of Scavengers Colony in Tirupathi under PPP Model.

6. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited shall take necessary further action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director, AP Township & Infrastructure Development Corporation Limited (APTIDCO) Vijayawada.
The Chief Executive Officer, AP Urban Infrastructure Asset Management Limited (APUIAML) Vijayawada.
The Commissioner, Tirupathi Municipal Corporation, Tirupathi.
The District Collector, Chittoor.

Copy to:-
The PS to Spl.Chief Secretary to CM.
The PS to Minister (MA).
The PS to Chief Secretary to Government.
The PS to Prl.Secretary, MA&UD Deptt.
The General Administration (Cabinet) Deptt.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER